

PROJECT NARRATIVE

(justification for abandonment of Right-of-Way associated with Siena Estates)

CASE #745-PA-05

The request is for abandonment of City Rights-of-Way associated with the approval of an 8-Lot subdivision on 10 acres located at 86th Street and Eagle Feather Road, just south of Westland Road, north of the Whisper Rock community. This development proposes to abandon Eagle Feather Road and terminate it with a cul-de-sac in the western portion of the property.

Previously, the owners were granted abandonment of R.O.W. along the south and southeast portion of the site. (86th Street - south of Eagle Feather Road on the east and Smokehouse Trail on the south) In exchange, the owners were required to dedicate Eagle Feather Road west of 86th Street, a temporary cul-de-sac and 85th Street on the west side of the property up to the cul-de-sac location. As the neighborhood around the property has developed and previously unknown roadway patterns have been established, the need for the R.O.W. no longer exists.

- A large wash crosses the property in the northwest portion of the site
- Connecting Eagle Feather Road southwest to Smokehouse Trail and across the wash results in substantial disturbance to the natural environment
- Roadway improvements will be highly disruptive to the surrounding properties, detrimental to wildlife and contrary to the objectives of the ESLO
- The abandoned R.O.W. will be preserved for emergency access (Tract B on the plat)
- ALL ADJACENT PROPERTIES have access to dedicated City roads or City maintained easements. – included in this application is a copy of recorded ingress/egress easements documenting the existence of legal access on adjacent properties to the west, which the City has been maintaining for over 15 years
- Within a ¼ mile radius of the property there are half a dozen gated, cul-de-sac subdivisions
- Within a 1 mile radius of the property there are over a dozen cul-de-sac subdivisions
- Within a 1 mile radius of the property there are over 100 lots that have access off a cul-de-sac roadway
- This application is consistent with the developing area
- All roadways necessary to serve the site are existing OR will be dedicated with the Final Plat for Siena Estates
- Adjacent property owners support the abandonment request

Local Roadway Network for Siena Estates R.O.W. Abandonment

